

महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम ३७(१अे)  
अन्वये मंजुरीबाबत..  
मौजे कोलशेत ता. जि. ठाणे

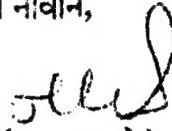
## महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्र. टिपीएस-१२०३/१२५४/प्र.क्र.१९३/०५/नवि-१२  
मंत्रालय, मुंबई-४०० ०३२, दि. १० ऑगस्ट, २००५

**शासन निर्णय :-** सोबत जोडलेली सुचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



( न. र. राणे )

कार्यासन अधिकारी

प्रत:-

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.  
आयुक्त, ठाणे महानगरपालिका, डॉ. अल्मॅंड्रा रोड, पांचपाखाडी, ठाणे..  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे  
उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई  
सहायक संचालक नगर रचना, ठाणे शाखा, ठाणे  
सहायक संचालक, माहिती व जनसंपर्क संचानलायल, मंत्रालय मुंबई  
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई

यांना विनंती करण्यात येते की, सदरची सुचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती शासनास व आयुक्त, ठाणे महानगरपालिका, डॉ. अल्मॅंड्रा रोड, पांचपाखाडी, ठाणे आणि उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई यांना पाठवाव्यात.

✓ कक्ष अधिकारी नवि-३ नगर विकास विभाग, मंत्रालय, मुंबई

यांना विनंती करण्यात येते की, सोबतची सुचना शासकीय वेब साईटवर प्रसिध्द करण्यात यावी.

निवडनस्ती नवि-१२

**Maharashtra Regional &  
Town Planning Act, 1966.  
Development Control  
Regulations for Thane  
Municipal Corporation.  
Modification under section  
37 of the ...  
Notice under section  
37(1AA) of the ...**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Dated 10<sup>th</sup> August, 2005.**

**NOTICE**

No. TPS 1203/1254/CR-193/05/UD-12:

Whereas, the Development Control Regulations (hereinafter referred to as "the said Regulations") for the areas within the Jurisdiction of Thane Municipal Corporation (hereinafter referred to as "the said Corporation") has been sanctioned by the Government under section 31(1) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Urban Development Department's Notification bearing No. TPS 1294/1259/CR-222/94/UD-12, dated 28/12/1995 & which has come into force with effect from 1/6/1995;

And whereas, Commander/Command Works Officer, Western Naval Command, Mumbai vide its letter No. WK/3092-1/62, dated 9/1/2001 and dated 9/7/03 has requested Government to promulgate the Central Government's draft Notification for construction activities adjacent to Naval units at village Kolshet, Thane. He has further clarified that in view of very sensitive nature of defence equipment installed in the Naval units at village Kolshet, it is mandatory to impose Height Restrictions as shown in the accompanied plan for activity in the nearly areas which is possible by promulgating a Central Government's Draft Gazette Notification;

Regulation No. 79 (Appendix-N) of the said Regulations stipulates the maximum height limitations of the building to be constructed within the Jurisdiction of said Corporation in view of the very sensitive nature of defence equipment installed in the Naval units at village Kolshet (Thane), it is mandatory to impose Height Restriction as shown in the

accompanied plan for construction activity in the nearby areas by promulgating a Central Government draft Notification;

In view of the above facts, it is necessary to modify the Appendix-N of the Regulations 79 of the said Regulations in as much as the said Central Government's draft notifications thereof are concerned (as shown in the accompanied plan)(hereinafter referred to as "the said modification") under section 37 of the said Act;

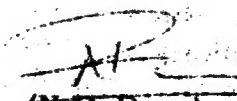
Now, therefore, in accordance with the provisions contained in section 37(1AA) of the said Act, Government hereby publishes this notice for inviting suggestion/objections to the said modification from the public within 30 days from the date of publication of this notice in Maharashtra Government Gazette (details of modification more particularly given in Schedule-A appended hereto);

The suggestions & objections shall be forwarded to the Dy. Director of Town Planning, Konkan Division, Navi Mumbai who is being appointed as an Officer under section 162 of the said Act. The said officer shall submit his report to Government after scrutinising the suggestions & objections over the said modifications, say of the concerned Planning Authority and after granting hearing to the concerned persons including the said Corporation;

A copy of this notice along with the accompanied plan is being kept open for inspection of general public in the office of the said officer and Thane Municipal Corporation on all working days during working hours.

**Note:-** This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra,

  
(N.R. Rane)  
Section Officer.

**(Accompaniment of Government's Notification bearing No. TPS/1203/1254/CR-193/05/UD-12 dated 19<sup>th</sup> August, 2005.**

**SCHEDULE-A**

**PROPOSED MODIFICATION**

Following new Regulation shall be added at the end of N.2.1.2 (Appendix-N of Regulation 79)

N.2.1.3 - Following restrictions are imposed in and around the land in the vicinity of the said unit as per the plan placed at enclosed hereto at -

Village : Kolshet/Karversar/Waqbil  
(within the limit of Thane Corporation)

Circle/Taluka : Thane

District : Thane

State : Maharashtra

**High Restrictions:**

(a) The height restrictions to any of the future constructions on North, North-West, West and South-West sides will be as follows:-

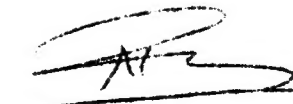
Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters.	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev. Zone)
C	Orange	18	--
D	Pink	27	--
E	Navy Blue	32	--
F	Yellow	46	--
G	Violet	64	--
H	Green	84	--

(b) The height restrictions to any of the future constructions on North-East, East and South-East sides will be as follows:-

Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters.	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev. Zone)
C	Orange	15	--
D	Pink	20	--
E	Yellow	35	--
F	Violet	40	--
G	Sky Blue	45	--

**Other Restrictions:** In addition to the above restrictions, following general restrictions are also enforced:-

- No high tension power line up to 22KV are to be setup within 1500 meters from unit boundary.
- Open wires, overhead lines, including telephone cables are to be outside 500 mt. from unit boundary. However, UG cables (below 5 mt.) are permissible.
- No rail line with electric traction is permitted within two kilometers from the unit.
- Area within one kilometer radius from unit boundary is to be clear of all metallic structures including bridges.
- Ground water level is to remain constant. No efforts are to be made to change the electrical conductivity of the designated zone.
- No industry/equipment, which generate any kind of RG noise, are permitted to operate within 1 km. Radius from unit boundary.

  
(N.R. Rane)  
Section Officer.